



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO.1 TO STATE LEASE NO. DOT-A-95-0011
APPLICATION FOR ADDITION OF SPACE
CONTINENTAL MICRONESIA, INC.
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

Continental Micronesia, Inc., whose business and mailing address is P.O. Box 8778,
Tamuning, Guam 96931, as Lessee.

LEGAL REFERENCE:

Chapter 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION:

Honolulu International Airport, Tax Map Key: (1) 1-1-3-042, -050, & -065.

PREMISES:

- a. Building 341, Diamond Head Extension, Ground Level:
Space No. 131D, containing an area of 280 square feet,
Space No. 131E, containing an area of 125 square feet,
Space No. 131F, containing an area of 151 square feet,
Space No. 135C, containing an area of 263 square feet,
Space No. 135D, containing an area of 263 square feet,
Space No. 150B, containing an area of 1,043 square feet,
all as shown on Exhibit B, attached hereto and made a part hereof.

- b. Building 341, Diamond Head Extension, Second Level:
Space No. 216A, containing an area of 539 square feet,
Space No. 216B, containing an area of 3,351 square feet,
Space No. 224A, containing an area of 525 square feet,
Space No. 227, containing an area of 4,989 square feet,
Space No. 259D, containing an area of 737 square feet,
Space No. 259E, containing an area of 1,008 square feet, and
Space No. 259F containing an area of 737,
all as shown on Exhibit C, attached hereto and made a part hereof.
- c. Diamond Head Extension, Basement Level:
Building 341, Space No. B27, containing an area of 7,551 square feet,
Space No. 612-107E, containing an area of 297 square feet, and
Space No. 612- 107F, containing an area of 297 square feet,
all as shown on Exhibit D, attached hereto and made a part hereof.
- d. Diamond Head Concourse, Ground Level:
Building 373 - Space No. 134, containing an area of 921 square feet,
Space No. 138, containing an area of 3,355 square feet,
Space No. 151B, containing an area of 741 square feet, and
Space No. 152B, containing an area of 140 square feet; and
Space No. 613-102N, containing an area of 354 square feet,
Space No. 613-102P, containing an area of 354 square feet,
Space No. 613-102Q, containing an area of 354 square feet,
Space No. 613-102R, containing an area of 354 square feet,
Space No. 613-102T, containing an area of 354 square feet,
Space No. 613-102U containing an area of 327 square feet, and
Space No. 613-102V containing an area of 289 square feet,
all as shown on Exhibit E, attached hereto and made part hereof.

ZONING:

State Land Use District:	Urban
City and County of Honolulu	I-2 (Industrial)

LAND TITLE STATUS:

Section 5(a) - lands of the Hawaii Admission Act (Non-Coded)

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CHARACTER OF USE:

Air transportation.

TERM OF LEASE:

Commencing February 1, 1995 and expiring on June 30, 1997, as extended to the present as follows:

Lease Extension Agreement – 7/1/94 to 12/31/07

First Amended Lease Extension Agreement effective January 1, 2008 to present

The term is automatically extended on a quarterly basis (renewed after each three-month period), unless either the State of Hawaii, Department of Transportation, Airports Division (DOTA) or the signatory airlines gave the other at least sixty (60) days prior written notice of intent to terminate the lease.

ANNUAL RENTAL:

\$1,230,726.72 per annum, based on \$41.44 per square foot per annum, paid in advance in twelve, equal monthly installments of \$102,560.56 on the first day of each calendar month. The rate is subject to periodic adjustment pursuant to the First Amended Extension Agreement dated January 24, 2008, but effective January 1, 2008, made by and between DOTA and Applicant.

COMMENCEMENT DATE:

Effective date to be determined by the Director of Transportation.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated December 16, 1992, the subject request qualifies under exempt Class of Action No. 1 --“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

DCCA VERIFICATION:

APPLICANT:

Place of business registration confirmed:	YES <u>X</u>	NO <u> </u>
Registered business name confirmed:	YES <u>X</u>	NO <u> </u>
Good standing confirmed:	YES <u>X</u>	NO <u> </u>

REMARKS:

The DOTA and Applicant entered into State Lease No. DOT-A-95-0011 dated September 5, 1995 (Lease), to engage in air transportation operations at Honolulu International Airport. The Applicant has requested to add space to its Lease for the conduct of air transportation. The Lease did not provide for the exclusive right to use floor or ground space in or adjacent to the terminal buildings in connection with Applicant's conduct of air transportation. DOTA has determined that the Applicant is entitled to a Lease that contains similar provisions to other Airport-Airline Leases, adding space to the Lease is in the public interest, and has no objection to the Applicant's request.

RECOMMENDATION:


That the Board authorizes the DOTA to amend Airport-Airline Lease No. DOT-A-95-0011 subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,

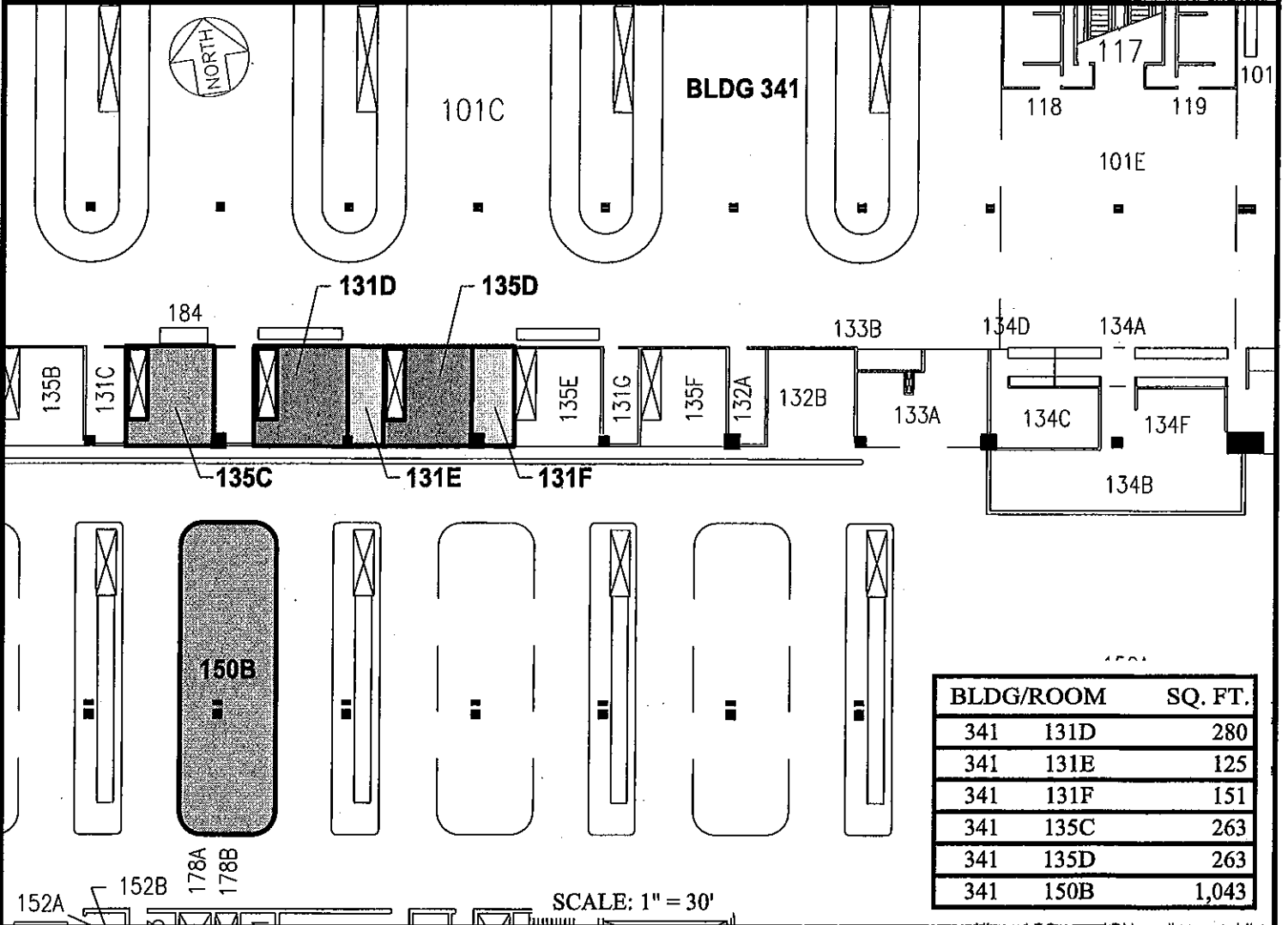
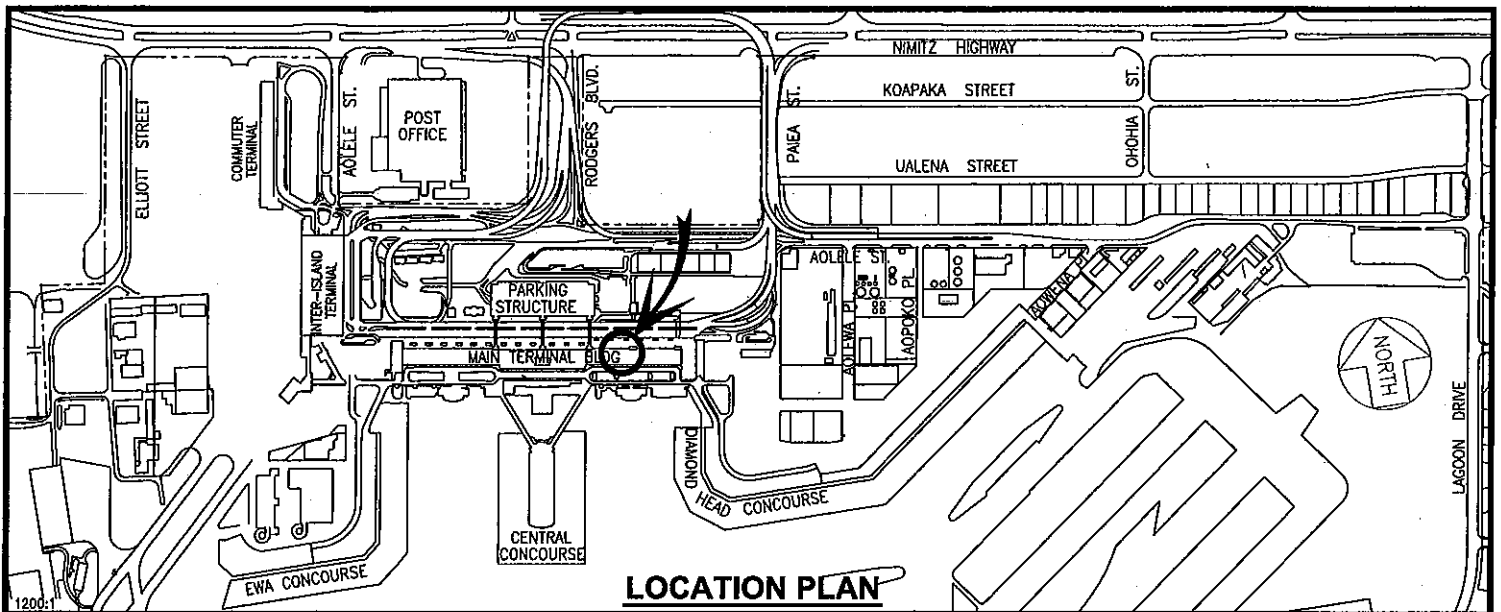


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



DOT-A-95-0011 AMENDMENT 1

DATE : AUGUST 2009

EXHIBIT: **B**



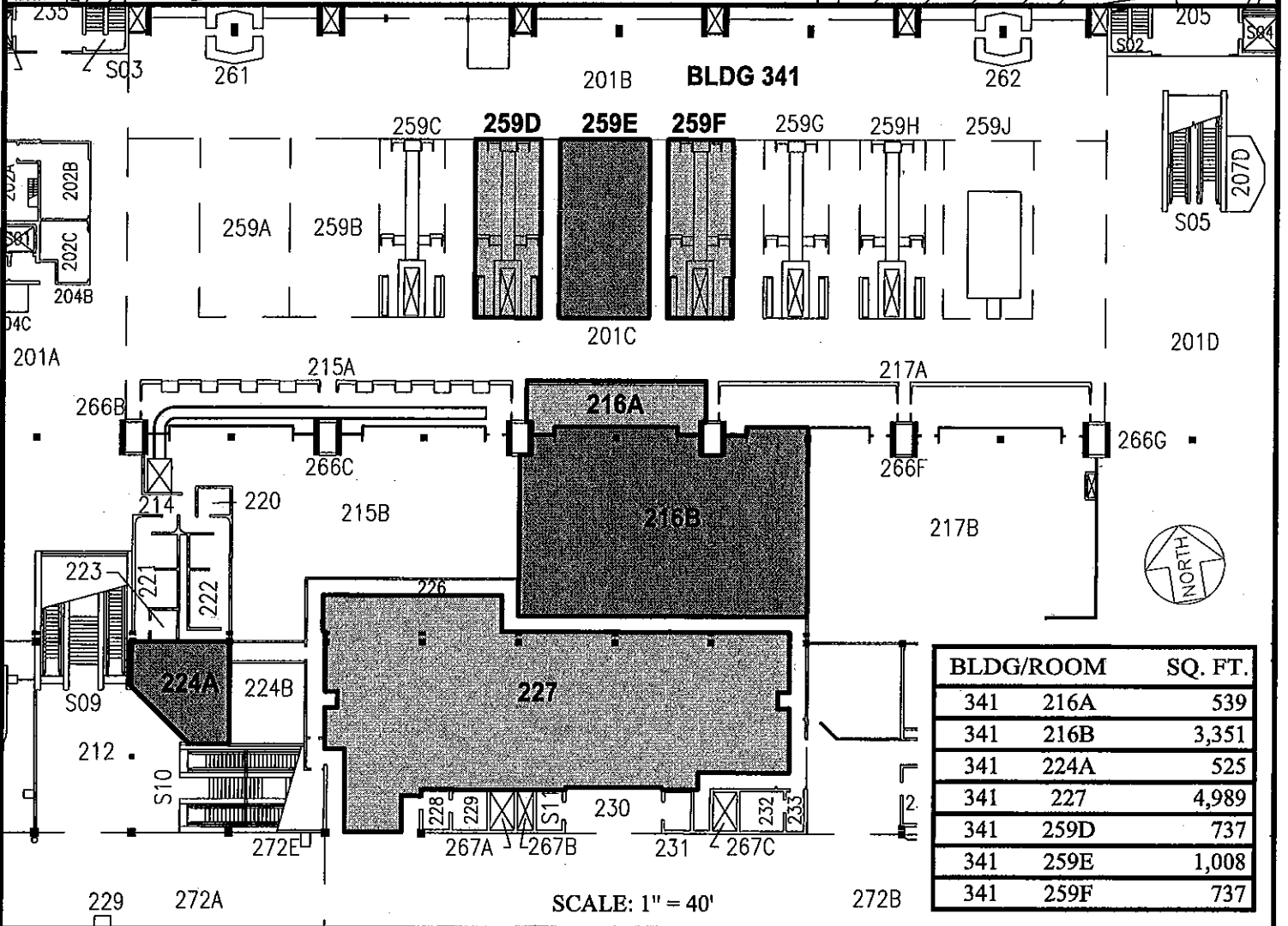
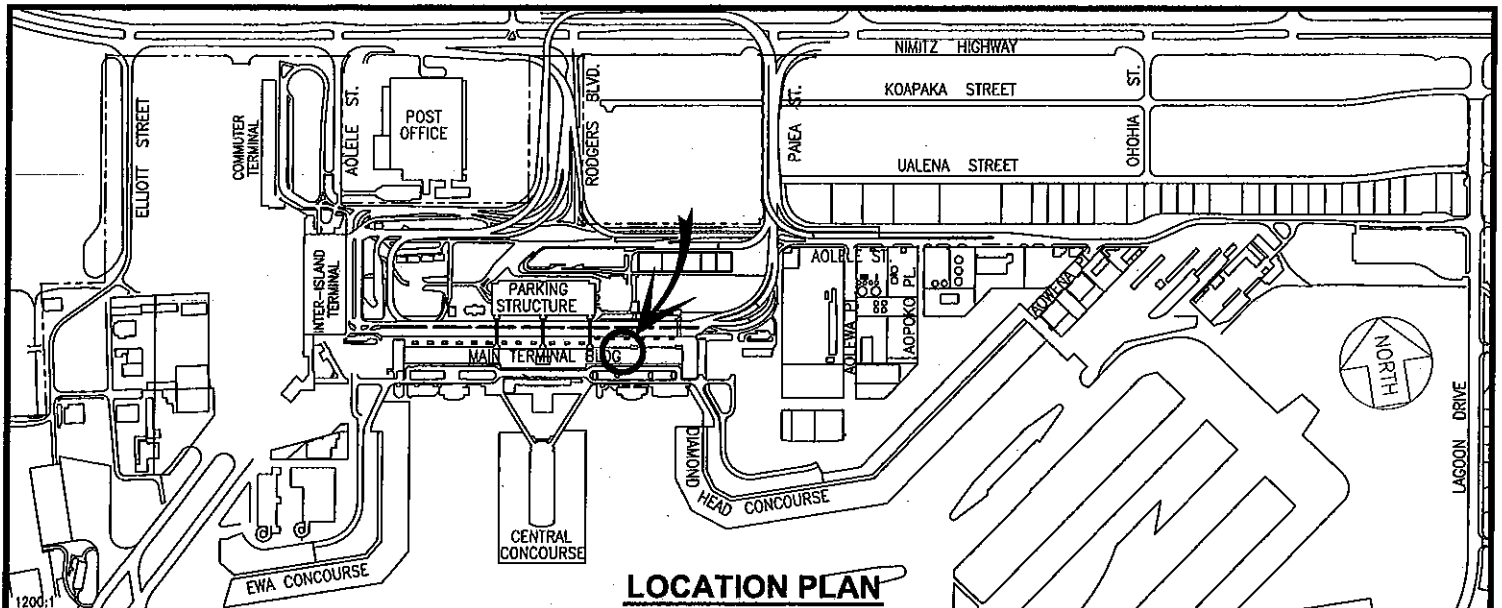
CONTINENTAL
MICRONESIA, INC.

BUILDING 341
DIAMOND HEAD EXTENSION
GROUND LEVEL

341131D-F
341135C,D
341150B
PLAT A1

HONOLULU INTERNATIONAL AIRPORT

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DOT-A-95-0011 AMENDMENT 1

DATE : AUGUST 2009

EXHIBIT: **C**



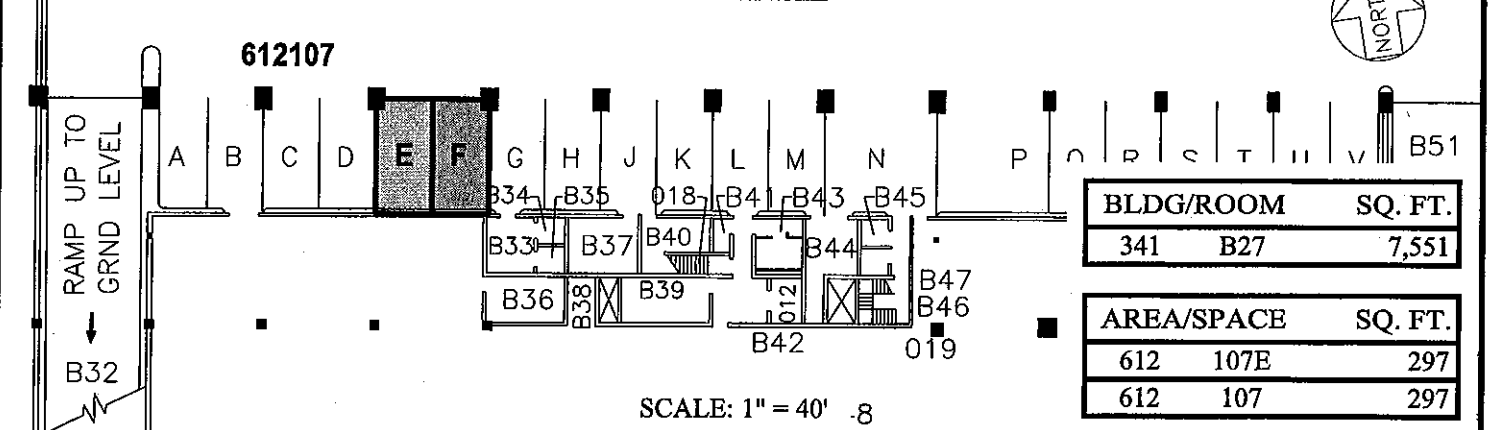
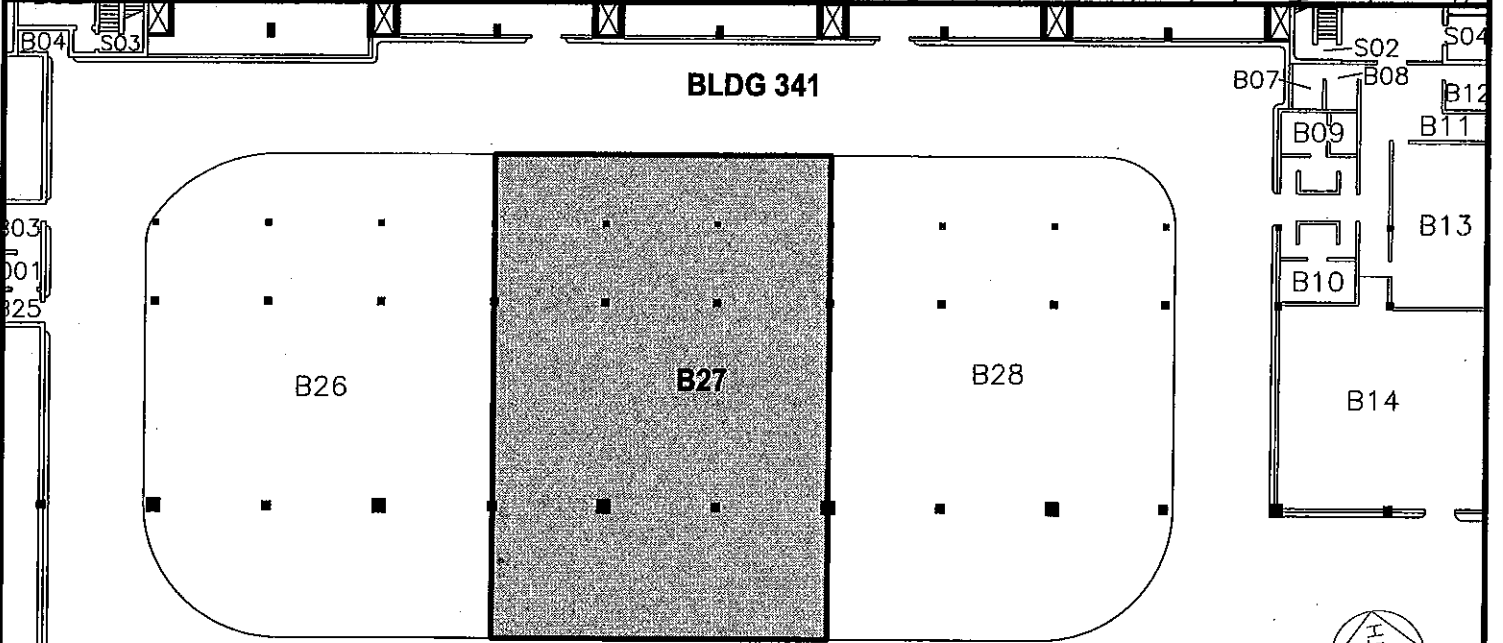
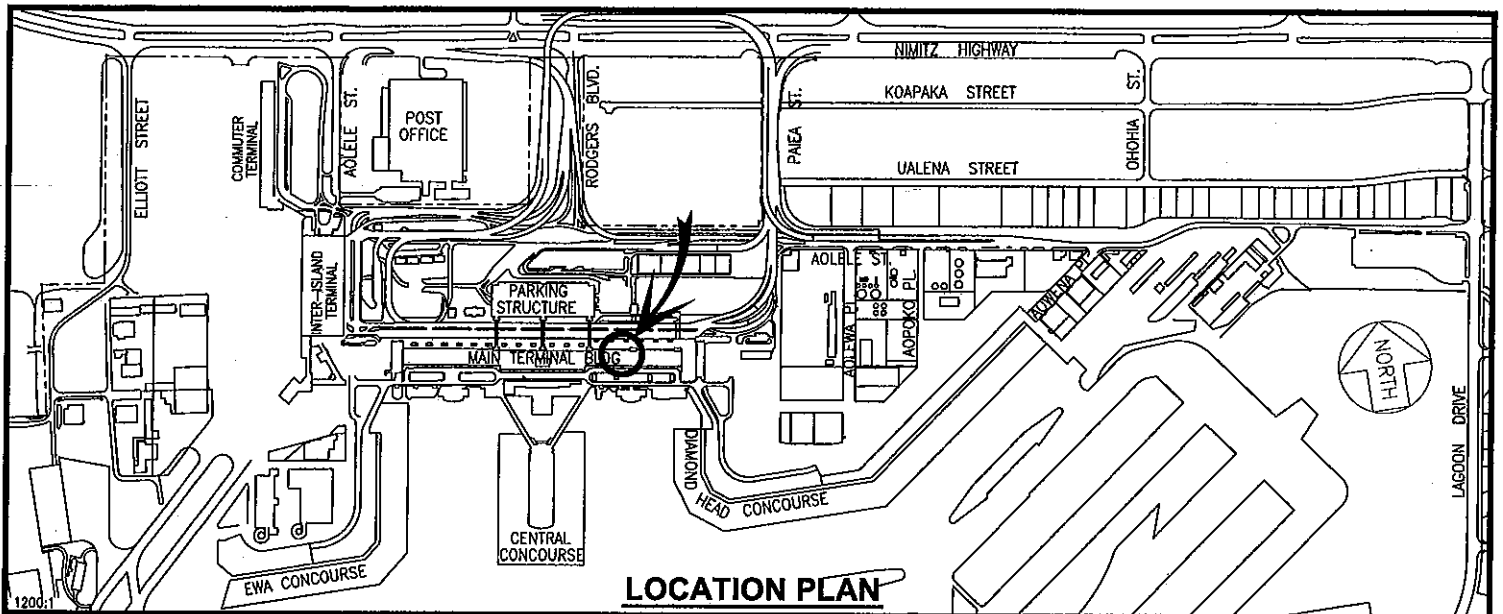
CONTINENTAL
MICRONESIA, INC.

BUILDING 341
DIAMOND HEAD EXTENSION
SECOND LEVEL

341216A,B
341224A,227
341259D-F
PLAT A2

HONOLULU INTERNATIONAL AIRPORT

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DOT-A-95-0011 AMENDMENT 1

DATE : AUGUST 2009

EXHIBIT: **D**



Airports Division

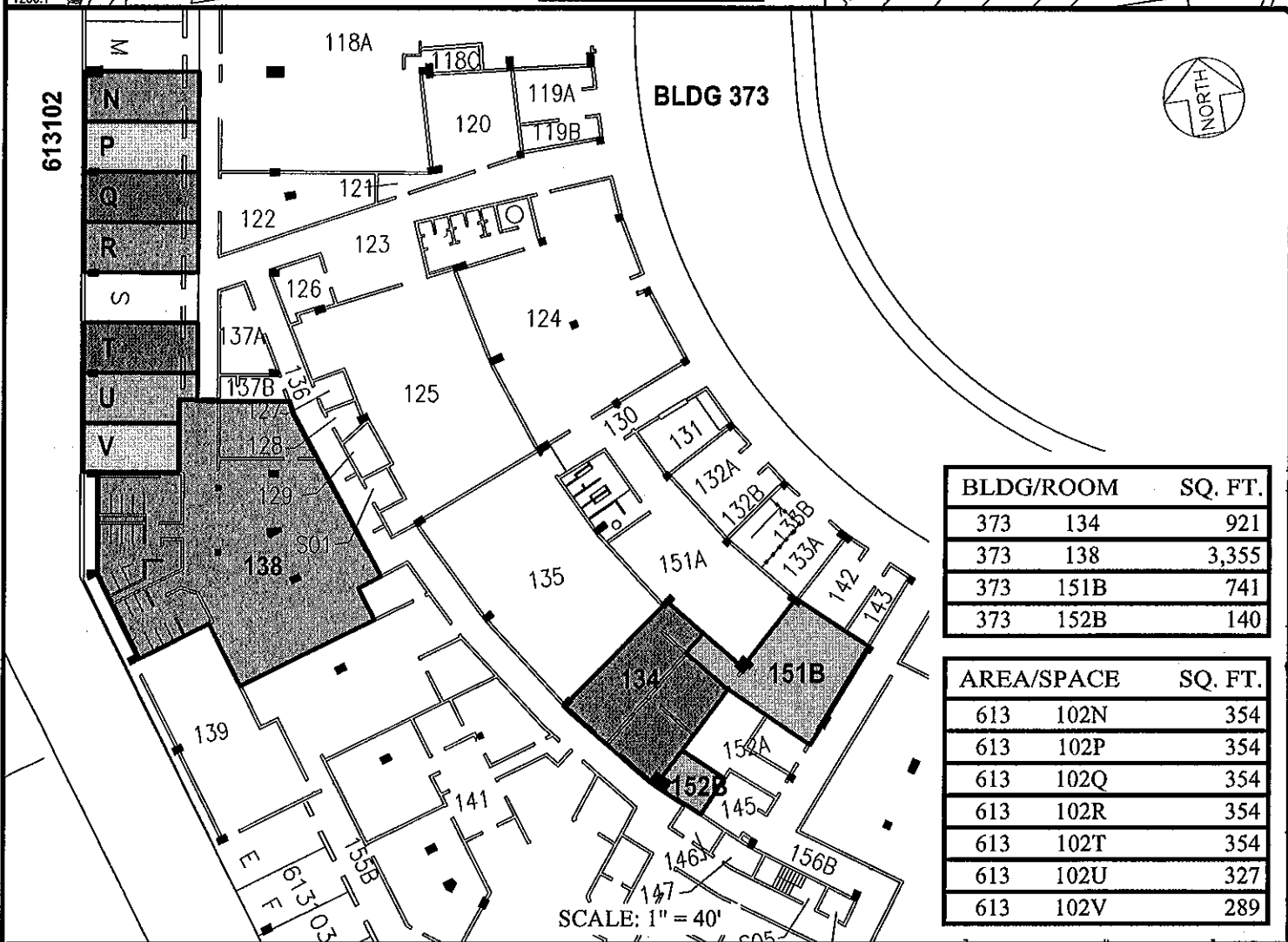
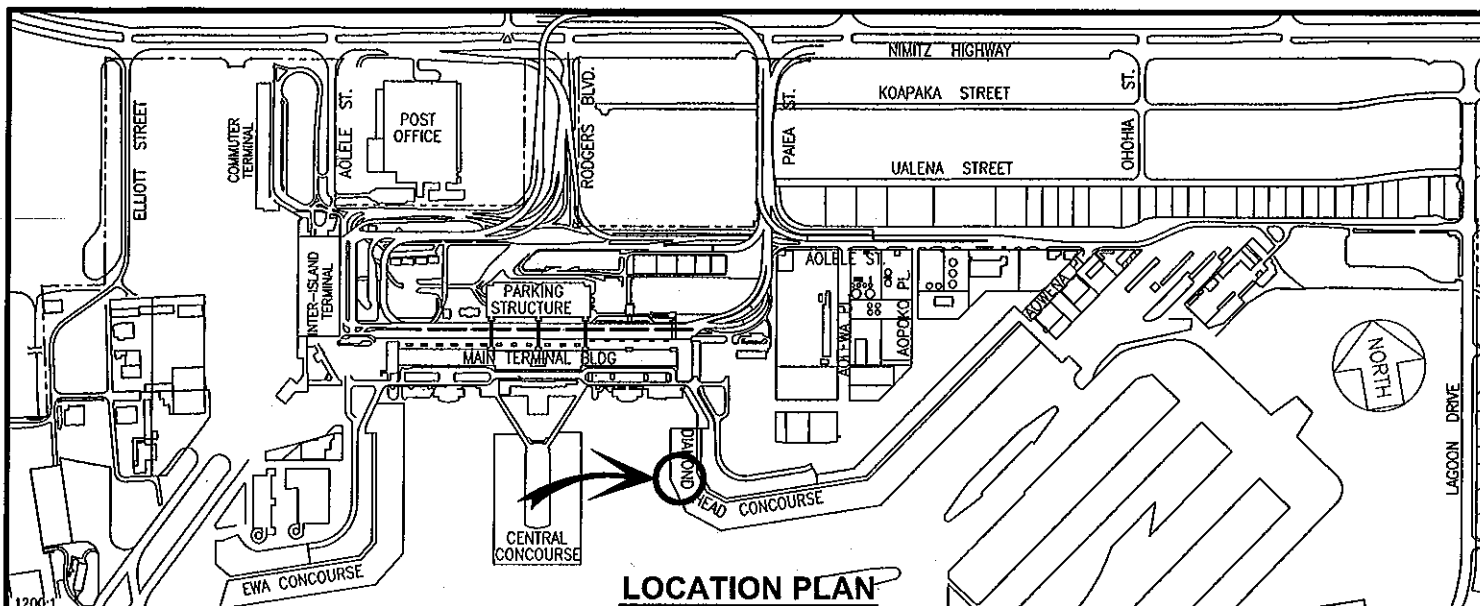
CONTINENTAL
MICRONESIA, INC.

BUILDING 341
DIAMOND HEAD EXTENSION
BASEMENT LEVEL

341B27
612107E,F
PLAT AB

HONOLULU INTERNATIONAL AIRPORT

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DOT-A-95-0011 AMENDMENT 1

DATE : OCTOBER 2009

EXHIBIT: **E**



Airports Division

CONTINENTAL
MICRONESIA, INC.

BUILDING 373
DIAMOND HEAD CONCOURSE
GROUND LEVEL

373134,138
151B,152B
613102
PLAT M1

HONOLULU INTERNATIONAL AIRPORT

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